

STATEMENT OF INFORMATION

7 VERBENA COURT, CAIRNLEA, VIC 3023

PREPARED BY TAISON THANH () NGUYEN , PHONE: 0434068515

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

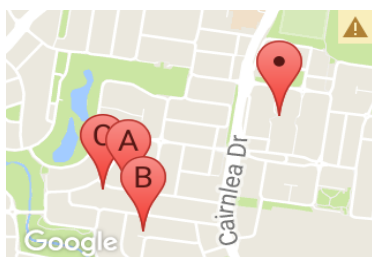
**7 VERBENA COURT, CAIRNLEA, VIC 3023**  4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$ 797,000 to \$ 838,000**

Provided by: Taison Thanh () Nguyen , Sweeney Estate Agents, Sunshine

MEDIAN SALE PRICE

**CAIRNLEA, VIC, 3023**

Suburb Median Sale Price (House)

\$690,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**35 MINVI TCE, CAIRNLEA, VIC 3023** 4  2  2

Sale Price

***\$820,000**

Sale Date: 11/12/2017

Distance from Property: 568m

**18 PAWLEENA CCT, CAIRNLEA, VIC 3023** 4  2  2

Sale Price

***\$806,000**

Sale Date: 29/10/2017

Distance from Property: 608m

**47 MINVI TCE, CAIRNLEA, VIC 3023** 5  2  2

Sale Price

***\$800,000**

Sale Date: 12/01/2018

Distance from Property: 633m

This report has been compiled on 31/01/2018 by Sweeney Estate Agents, Sunshine. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 VERBENA COURT, CAIRNLEA, VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$ 797,000 to \$ 838,0000

Median sale price

Median price

\$690,000

House

X

Unit


Suburb

CAIRNLEA

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
35 MINVI TCE, CAIRNLEA, VIC 3023	*\$820,000	11/12/2017
18 PAWLEENA CCT, CAIRNLEA, VIC 3023	*\$806,000	29/10/2017
47 MINVI TCE, CAIRNLEA, VIC 3023	*\$800,000	12/01/2018